

APPLICATION NO: 26/00178/PDE

CASE OFFICER: Kate Pickles

WARD: Swanside

PARISH:

LOCATION: 42 Wyndham Avenue, Roby, Knowsley, L14 6TD

PROPOSAL: PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 3.93 METRES

MAXIMUM HEIGHT: 3.79 METRES

HEIGHT OF EAVES: 2.92 METRES

Site description

The application property is a two-storey, semi-detached dwellinghouse set within a rectangular plot fronting on to Wyndham Avenue. The dwelling is situated within a Primarily Residential Area in the Local Plan Policies Map, and the wider area is characterised by semi-detached and detached housing.

Proposal

Prior approval is sought for the erection of a single storey rear extension that would project 3.93m from the rear elevation of the existing dwelling, would be 5.3m in width and 3.79m in height with an eaves height of 2.92m. The proposal would function as an extended kitchen area.

Consultations

None required.

Representations

This application was publicised through letters sent to 6 neighbours. No representations have been received as a result of this publicity.

Planning history

No relevant planning history.

Relevant policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed rear extension requires and assessment against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 1, Class A (enlargement, improvement, or other alteration of a dwellinghouse)

Permitted development.

A – The enlargement, improvement, or other alteration of a dwellinghouse.

Development not permitted.

A.1 – Development is not permitted by Class A if –

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (change of use)

No – therefore acceptable.

- (b) The total area of ground covered would exceed 50% of the curtilage (excluding the ground area of the original dwellinghouse).

No – therefore acceptable.

- (c) Height would exceed highest part of roof of existing dwellinghouse.

No - therefore acceptable.

- (d) Height of eaves would exceed the eaves of existing dwellinghouse.

No - therefore acceptable.

- (e) The enlarged part would extend beyond a wall which –

- (i) Forms the principal elevation of the original house.

No – therefore acceptable.

- (ii) Fronts a highway and forms a side elevation of the original dwellinghouse.

No – therefore acceptable.

- (f) Subject to paragraph (g) the enlarged part of the dwellinghouse would have a single storey and –
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 meters in the case of a detached dwellinghouse, or 3 meters in the case of any other dwellinghouse.

Yes – the extension would project 3.93m beyond the rear wall of the original dwelling, however, the proposal would comply with paragraph A.1(g) – therefore acceptable.

- (ii) Exceed 4 meters in height

No – the extension would be 3.79m in height, therefore acceptable.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
 - (i) Extend beyond the rear wall of the original dwellinghouse by more than 8 meters in the case of a detached dwellinghouse, or 6 meters in the case of any other dwellinghouse.

No – therefore acceptable.

- (ii) Exceed 4 meters in height

No – therefore acceptable

- (h) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall by more than 3m or be within 7m of any boundary of the curtilage opposite the rear wall.

N/A – the proposal would not have more than a single storey.

- (i) The enlarged part of the dwellinghouse would be within 2 meters of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 meters.

No – whilst the extension would be within 0.2m of the boundary of No.40 and 1m from the boundary of No. 38, the height of the eaves would not exceed 3m – therefore acceptable.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

- (i) Exceed 4 meters in height
- (ii) Have more than a single storey
- (iii) Have a width greater than half the width of the original dwellinghouse

N/A – the extension would not extend beyond a wall forming a side elevation.

(ja) Any total enlargement exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

No – therefore acceptable

(k) It would consist of or include:

- (i) The construction or provision of a verandah, balcony or raised platform

No – therefore acceptable

- (ii) The installation, alteration or replacement of a microwave antenna

No – therefore acceptable

- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe

No - therefore acceptable

- (iv) An alteration to any part of the roof of the dwellinghouse.

No – therefore acceptable

(l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)

No – therefore acceptable.

A.2 Development would not be permitted on article 2(3) land if:

- (a) It would include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles.
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse
- (c) The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

- (d) Any total enlargement exceeds or would exceed the limits set out in sub paragraphs (b) and (c).

N/A – the application site is not on article 2(3) land.

A.3 Development is permitted by Class A, subject to the following conditions:

- (a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing dwellinghouse.

Yes – Re approved plans – (Drg No. 4019/42WA/2026-02 (Rev A)) the walls would be finished in facing brickwork and mortar colour to match existing. The roof would be finished in brown interlocking roof tiles to match the existing main roof. The windows would be white PVCu to match the existing fenestrations. The fascias and soffits would be White PVCu to match existing and the rainwater goods would be black PVCu to match existing.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless higher than 1.7m above floor.

N/A

- (c) If more than single storey, or forms an upper storey on an existing enlargement, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A

Conclusion

Given the above, the proposed development complies with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, Prior Approval is required and granted.

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1

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Reason: For the avoidance of doubt.

Schedule 1

Date received	Drawing. No	Revision	Drawing/Document Title
20/04/2026	4019/42WA/2026-02	A	Proposed layout and site plan

Signed Case Officer: Kate Pickles

Signed Authorising Officer: Jo Sheridan

Date: 22/05/2026

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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